

# **Master Plan Committee Grantham, NH**

**Meeting Minutes December 3, 2025**



## **1. Meeting Called to Order**

The meeting was called to order at 6:03 p.m. on Wednesday, December 3, 2025.

**Members In attendance:** Steve Cornish, Adam Gardner, Tod Lloyd, Brenda Molloy (via Zoom), and Kelly Spiller

**Members absent:** Al Lambert, Catherine MacLean, and Chair Jacob Noble

**Present:** Board Clerk Amy Monroe, Selectboard member Jeremy Walla, Upper Valley Lake Sunapee Regional Planning Commission representative Tim Josephson

## **2. Approval of Minutes:**

Approval of the November 5, 2025 meeting minutes.

Due to the lack of quorum, committee members postponed the approval of the previous meeting's minutes to the January meeting.

## **3. Update Survey for Master Plan**

### **A. Deep dive into survey results**

- Mr. Josephson noticed there were several patterns among survey results.
- Mr. Gardner noted the age discrepancy among respondents and that the results may not accurately reflect the opinion of the town. He said that older generations are generally more civically minded and therefore participate in such efforts more than younger generations.
- Mr. Cornish also noted the bulk of the respondents were in Eastman, which likewise skews results.
- Mr. Lloyd said future Master-Plan committees may want to examine ways to better engage those who are still working as well as non-Eastman residents to get a more accurate picture of the needs and desires of residents.
- Mr. Josephson noted that the survey trended toward a few specific topics such as Routes 10/114 and economic development surrounding I-89. The forums could be further sub-divided to better focus on specific topics to better hone in on the most commonly brought up areas of concern/growth as noted by survey respondents.
- Ms. Spiller inquired about the possibility of reopening the survey to those who previously did not participate but might if given the opportunity. She suggested emphasizing that state highways do not fall under their purview if the survey were reopened.
- Ms. Molloy said she didn't think reopening the survey would be cost effective because she didn't think it would result in much new participation, saying that the public only makes its voice heard when there is a major concern such as budgets or taxes.

- Mr. Lloyd noted that the forum discussion might be a better way to get more information out of the town. He did say that if they do opt to send out the survey again, it should be alongside the letter from the Highway Department noting the fiscal and physical limitations of road repair around the state.
- Mr. Lloyd also noted that those who are interested will read the information made available, so the committee should make all information as readily available to the public as possible.
- Mr. Josephson recommended having a forum/focus group on conservation.
- Mr. Lloyd said in accordance with RSA 674:2 the written report must include a vision and a land-use section. Other optional topics include transportation, community facilities, economic development, and natural resources.
- Mr. Lloyd recommended pushing the forum into February so that the Chair and other absent members could likewise give input into the process beforehand.

#### **B. Post results in public, welcome attendance at public forum**

- The group postponed the forum to the February meeting to have all members present and to have more time to prepare.
- To prevent conflict with the town budget meeting, the forum date was moved to **Monday, February 9, 2026 at 6:00 p.m.**
- The group may or may not cancel the regularly scheduled February 4<sup>th</sup> meeting, typically held the first Wednesday of the month, depending on how the January meeting unfolds.

#### **C. Start updating the master plan**

- Mr. Lloyd recommended allocating different sections of the previous Master Plan for rewriting. The committee member assigned to each section could therefore serve as a subject-matter expert of sorts for the forum/workshop.
- Mr. Walla concurred that having 2-3 subjects prepared ahead of the January meeting would be helpful.
- The topics of discussion for the first forum would include overall vision, land use, and housing.
- Mr. Walla suggested having the initial forum in February, followed by the town meeting, and then a follow-up forum in April. The latter would focus on commercial/business development and would be a good opportunity to invite local businesses to participate and provide input.
- In addition to online notifications, the forums can be advertised at the upcoming town meeting as well as by personal invitation to certain businesses.
- Mr. Cornish wanted to use the term “workshop” in lieu of “forum” to emphasize the interactive aspect.
- Mr. Josephson had recommendations for how to conduct an interactive workshop that invites participation from the community, and recommended it be marketed as such to make the public aware that this is not merely a one-sided conversation.
- Mr. Lloyd recommended sending out personal invitations to Northwinds, the Mill, etc so they can provide input into the future business development of the town.

#### **D. Next steps**

- Ms. Monroe will get a copy of the 2015 Master-Plan results in an editable form and send it to the committee.
- Ms. Monroe will post the updated precis, survey results, data, letters, etc. on the town website under the Master-Plan section.
- She will disseminate information regarding the February forum/workshop after the holidays via the website and town newsletter.
- Mr. Lloyd will examine the prospect of inviting local developers/vendors to the April workshop after discussion with Mr. Josephson and noted he thinks it would add value to be able to advertise their presence as part of the discussion.
- Ms. Molloy said she is compiling a list of all local businesses and will forward it to Mr. Lloyd.
- Mr. Josephson will attend the meeting in January and the workshop in February to help facilitate and provide ideas on how to proceed.
- Ms. Molloy will parse out the number of Eastman residents who responded to the survey prior to the January meeting.
- At the January meeting the various parts of the previous master plan will be assigned to specific committee members for rewriting based on topic/area of knowledge/expertise.

**4. Public Comment:** No public comment

**5. Adjournment:** The meeting adjourned at 6:49 p.m.

The next Master Plan Committee meeting is scheduled for **Wednesday, January 7, 2025 at 6:00 p.m.**

To join via Zoom:

Join Zoom Meeting

<https://us02web.zoom.us/j/84047840149?pwd=fmoaEfPIPMUK6xWQ751JJkp7ITolzz.1>

Meeting ID: 840 4784 0149

Passcode: 261274

Respectfully Submitted,

Amy Monroe  
MPC Board Clerk